

ALTA/ACSM Land Title Survey

—LEGAL DESCRIPTION—

LOT -2-
of

Vol. 6 Survey Maps, Page 1692
in the

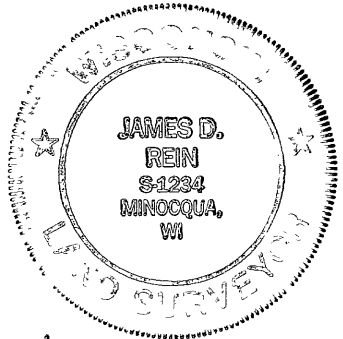
NW 1/4 of the NW 1/4
SECTION 1, T36N, R8E

Crescent Township
Oneida County, Wisconsin

SURVEYOR'S CERTIFICATE

To Raven Broadcasting Corporation, a Wisconsin Corporation, and Chicago Title Insurance Company, Oneida Title and Abstract, Inc., Agent

This is to certify that this map and the survey which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly adopted by ALTA, ACSM AND NSPS in 1999, and includes Items 1, 4, 8, 10, and 11 of Table A thereof Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that proper field procedures, instrumentation, and adequate survey personnel were employed to achieve results comparable to those outlined in "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys" Evidence of source of title for this survey was provided in the form of Oneida Title & Abstract, Inc. Commitment No. ON-27201, dated April 19th, 2000



Date May 2nd, 2000
James D. Rein
James D. Rein
Land Surveyor No. S-1234

—NOTES CORRESPONDING TO SCHEDULE B ITEMS—

- 10 Access covenant limits a maximum of (2) public driveway access points in the NW 1/4 of the NW 1/4, Section 1, Township 36 North, Range 8 East, Town of Crescent, Oneida County.
- 11 Authorization for (1) private driveway to Tenderholt, Inc. across a Controlled-Access Highway. Existing vehicular access to State Highway "47" is via private access as shown on map.
- 12 Controlled Access declaration executed by the State of Wisconsin Department of Transportation, Division of Highway, dated August 26, 1993 and recorded August 31, 1993, in Volume 708 of Records on page 500 as Document No. 421814 restricts direct vehicular access to State Highway "47".
- 13 Driveway easement contained in Warranty Deed executed by Tenderholt, Inc., a Wisconsin Corporation to Raven Broadcasting, dated November 15, 1994 and recorded January 30, 1995, in Volume 756 of Records on page 232 as Document No. 439894 subjects and grants easement across the 50 feet wide easement road shown on certified survey recorded in Volume 6 Survey Maps, on page 1692.
- 14 Utility easement executed by Raven Broadcasting Corp. to Wisconsin Public Service Corporation, dated November 5, 1997 and recorded November 18, 1997, in Volume 853 of Records on page 716 as Document No. 476376 is shown on map.
- 15 Existing well is located on property, 1 foot from northerly lot line.
- 16 Existing satellite dish antenna is located on the property surveyed. Corner of paved parking area encroaches 6 feet upon adjoining Lot 3 as shown on map.
- 17 State Highway "47" right of way width and location as shown on sheet 4, Wisconsin Department of Transportation right of way plat, Project S 0281 (5), dated January 29th, 1957 and last revised May 20th, 1998.

—LIST OF ENCROACHMENTS—

- A Pavement encroachment as shown
- B Gravel encroachment as shown

WILDERNESS SURVEYING, INC.
Post Office Box 1111 — 8793 Earls Court
Minocqua, Wisconsin 54548-1111
Telephone (715) 356-5100

Map Number 00-68	Revisions
File Number: 4-1-368	
Drafted by M. Oestreich	

MAP # **B4456**
DATE FILED **MAY 12 2000**
BY *JP*
DESCRIPTION FILED
ONEIDA CO. SURVEYOR'S OFFICE

SITE ADDRESS:
Raven Broadcasting Corp.
3616 Highway "47" North
Rhinelander, Wisconsin

LEGEND

- ⊕ = 1" dia iron pipe found in place
 - = Iron pipe set, 3/4" dia x 24" long
 - = Buried electric line
 - = Buried gas line
 - = Existing building
 - ⊙ = Septic tank cover
 - ⊙ = Septic drainfield vent
 - ⊠ = Well
 - = Existing concrete
- Other corner monuments are as noted

SCALE 1" = 60'
0' 30' 60' 120'

Bearing base assumed,
referenced to the easterly
line of Lot -2-, bearing
S32°50'35"E

—ACSM/ALTA OPTION TABLE "A" NOTES—

- 1) Corner monuments are noted on map
- 4) Property contains 1.28 acres, more or less, including easement areas
- 8) Substantial visible improvements (in addition to buildings) are shown on map
- 10) Access from property to State Highway "47" provided by a common driveway with lots numbered 1 and 3 shown on Volume 6 Survey Maps, on page 1692
- 11) Location of underground utilities crossing property are based upon Digger's Hotline locate Ticket No. 6310819

